

ORDINANCE NO. 20101014-054

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8111-B CAMERON ROAD FROM INDUSTRIAL PARK (IP) DISTRICT TO GENERAL COMMERCIAL SERVICES (CS) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from industrial park (IP) district to general commercial services (CS) district on the property described in Zoning Case No. C14-2010-0144, on file at the Planning and Development Review Department, as follows:

A 0.230 acre tract of land, more or less, out of Lot 5, Headway 6 Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 8111-B Cameron Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on October 25, 2010.

PASSED AND APPROVED

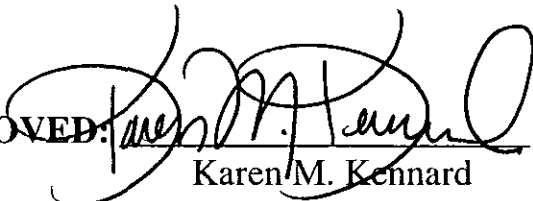
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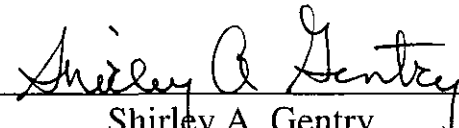
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
Acting City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

EXHIBIT A

**0.230 ACRES
ZONING DESCRIPTION
8011 CAMERON RD. BLDG. B**

A DESCRIPTION OF 0.230 ACRES OUT OF LOT 5, HEADWAY 6, A SUBDIVISION OF RECORD IN VOLUME 82, PAGE 29 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO BUTTROSS V INC. BY SPECIAL WARRANTY DEED DATED NOVEMBER 30, 2007, AND RECORDED IN DOCUMENT NO. 2007215913 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.230 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found for the northeast corner of Lot 5, being also the southeast corner of Headway 5, a subdivision of record in Volume 82, Page 159 of the Plat Records of Travis County, Texas, and being in the west line of Lot 4A, Resubdivision of Lot 4, Headway 6 as Amended, a subdivision of record in Volume 89, Page 176 of the Plat Records of Travis County, Texas, from which an X in concrete found in the east right-of-way line of Cameron Road (90' right-of-way width) for the northwest corner of Lot 5, being also the southwest corner of Headway 5, bears North 61°51'22" West, a distance of 408.64 feet;

THENCE South 71°51'18" West, over and across Lot 5, a distance of 20.92 feet to a building corner for the **POINT OF BEGINNING**;

THENCE continuing over and across Lot 5, with the perimeter of the building, the following seven (7) courses and distances:

1. South 28°12'08" West, a distance of 86.96 feet to a calculated point;
2. North 61°43'36" West, a distance of 89.12 feet to a calculated point;
3. South 73°04'14" West, a distance of 4.65 feet to a calculated point;
4. North 16°44'10" West, a distance of 40.94 feet to a calculated point;
5. North 73°34'10" East, a distance of 4.80 feet to a calculated point;
6. North 28°07'18" East, a distance of 58.10 feet to a calculated point;
7. South 61°38'53" East, a distance of 117.99 feet to the **POINT OF BEGINNING**, containing 0.230 acres (approximately 10040 square feet) of

land, more or less.

Surveyed on the ground August 9, 2010. Bearing Basis: Grid Azimuth for Texas Central Zone State Plane Coordinates (1983/93 LCRA HARN) based on GPS observations. Attachments: Drawing 755-001-Z1.

Robert C. Watts, Jr. 8-9-10

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.230 ACRES OUT OF LOT 5, HEADWAY 6, A SUBDIVISION OF RECORD IN VOLUME 82, PAGE 29 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO BUTTROSS V INC. BY SPECIAL WARRANTY DEED DATED NOVEMBER 30, 2007, AND RECORDED IN DOCUMENT NO. 2007215913 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

HEADWAY 5
82/159

N61°51'22"W 408.64'
(N61°43'23"W 408.93')

S61°38'53"E 117.99'

P.O.C.

P.O.B.

CAMERON ROAD
(90' R.O.W.)

LOT 5
HEADWAY 6

N73°34'10"E
4.80'

N28°07'18"E
58.10'

N16°44'10"W
40.94'

S73°04'14"W
4.65'

N61°43'36"W 89.12'

S28°12'08"W 86.96'

S28°04'24"W 305.13'
(S28°11'10"W 305.00')

0.230 ACRES
APPROX. 10,040 SQ. FT.
8011 B CAMERON ROAD
2 STORY
STONE BUILDING

LEGEND	
⊙	1/2" REBAR FOUND
X	X IN CONC. FOUND
Δ	CALCULATED POINT

LINE TABLE		
No.	BEARING	LENGTH
L1	S71°51'18"W	20.92'

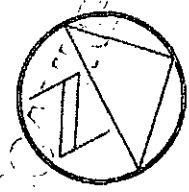
BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93
HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 755-001-Z1

DATE OF SURVEY: 08/09/10
PLOT DATE: 08/09/10
DRAWING NO.: 755-001
PROJECT NO.: 755-001-Z1
DRAWN BY: RCW

LOT 4A RESUB OF LOT 4
HEADWAY 6 AS
AMENDED
89/176

Went 8-9-10



Chaparral

